

Village of Hodgkins
Zoning Committee Meeting
February 24, 2020

Meeting called to order at 10:00 a.m.

Those Present: Paul Struve, Chairman
Larry Rice, Member
Dominic Misasi, Member
Tim Kovel, Member

Also Present: Noel B. Cummings, President
John O'Connell, Attorney
Dan Tholotowsky, Code & Life Safety Enforcement
Matt Struve, Building Inspector
Rich Piccalo, B&F Construction Code

Those Absent: Vicky Moxley, Member
Lida Mills, Member

Also Present: Rich Piccolo, B&F Technical

Discussion regarding the Village of Hodgkins Zoning Code

Future Resident Raheel Anwer was present for the meeting. Mr. Anwar is building a home on Conrad Avenue. Mr. Anwar would like to build a garage on the alley of his lot. Mr. Kovel explained with the current setback requirement of 12 feet it does not allow for much of a yard. Mr. Kovel and Mr. M. Struve measured varying properties along the alley and there are different setbacks. Mr. Anwer will have a front loading garage, but will also have a door that accesses the alley. Mr. Cummings like to be resident friendly. There was a discussion as to different homes that have different setbacks.

Mr. M. Struve did research in other communities. He feels a 5 feet set back is appropriate and allows the Village to still plow snow.

Mr. Kovel asked for a consensus to allow Mr. Anwer to be allowed to have a 5-foot setback for his garage build. Mr. Kovel, Mr. Struve, Mr. Rice, and Mr. Misasi all agree to allow Mr. Anwer to start building his garage with a 5-foot setback.

Mr. O'Connell explained we can make text amendment to the code to changing the setback to 5 feet.

Mr. Anwer exited the meeting at 10:12 a.m.

Mr. Piccolo explained the Zoning Code is not in that bad of shape, it just has some missing items that need to be added and defined.

Mr. O'Connell is preparing definitions for the adult use cannabis. Medical will be removed. This will be provided to Mr. Piccolo.

There are areas that need Zoning Districts, such as gun shops, mobile offices, adult entertainment, business and license regulations and multiple dwelling. These sections need definitions and Zoning Districts. Adult Entertainment- Title 4, Chapter 8- cannot be within 1 mile of a school.

Definitions will be placed in both Individual Chapters and under Zoning. Districts will also be examined to see where they should be placed.

10-1-2-C had items added, letter D was also added

D-9- The family was discussed and adding the word Partnership

Adult Book Store definitions were added to Chapter 4

Mr. O'Connell discussed section 10-1-5-D Accessory building or use. UPS was discussed and the accessory parking usage. UPS has an accessory use. UPS truck parking is not on the same Zoning Lot. UPS will continue to be able to do this because the parking is ancillary to the main business. This is a truck parking area not terminals. Mr. Piccolo will add the language of to have off site truck parking facility, you have to have another primary use within the municipality. If trucks are parked on an out lot, the parts have to be related to the function of the primary use of the business. The parking cannot be ancillary to a single family home lot. Property cannot be leased out to other companies. Parking needs to be done on an asphalt based material.

Mr. Cummings does not want to do things that will affect the residents and cause residents to leave.

-Alteration definition was added.

-Antennas need to be defined. This will be discussed at a later time when the section is reached

-Buildable Area-Setbacks and other applicable regulations such as required was added.

-Building Height- and/or measured from the average height of the structures on the lots on both sides was added. Drainage cannot negatively affect a neighbor's property. This

will be addressed in another section. This is for residential and commercial. Each district has its own height regulations.

-Building Line- definition was added. This will be held and may need to be adjusted if needed, once we get to business districts.

-Building Residential was added. Single family, duplex or multiple family will be added in parenthesis.

-Canopy- This will be looked at further.

-Day Nursery and Day Care Center- Mr. O'Connell explained these are State explanations. Language about Adult Day care will be added to Day Care Center. Day nursery will be eliminated.

-Dwelling Group- Townhouse will be added- Two families- Multiple Family will be eliminated.

-Dwelling, Multiple Family- Three or more families

-Dwelling- One-family was added

-Dwelling two family- families was added.

-Easement- definition was added.

-Established Grade- Mr. Piccolo will have the Village Engineer establish this definition.

-Family- definition added

-Firearm-definition added

-Guesthouse- definition was added

-Coach house-definition will be added

-Air B&B- will be discussed later- and a definition added

-Garage Private- The definition is good, but Mr. Struve would like this section looked into. Live/Work: work on the first floor live on the second floor is a new definition.

Mr. Piccolo explained that on the Village Website the Zoning Ordinance is not protected. Changes can be made by anyone, since it is in a word file. Codifiers need to add extra protection, so that it cannot be edited.

-Medical Cannabis- definitions will be deleted.

-Motor Freight Terminal- They do not want every factory to become Freight Terminals/Cross Docking- Primary use is moving in and out. The terms of Fulfillment Center- Sale to unrelated third parties and Consignment Centers were discussed. Ancillary to use of the business will be added. Mr. Piccolo proposed 25%. If ancillary to use of the business and doesn't exceed 25% use of the dock. If a product is being worked on then it is not freight. Primary use is for storage, then that is not freight.

-Parking Space- Automobile- Length increase to 22"

-Restaurant's- Food trucks- Health inspections need to be done on food trucks. Mr. Piccolo does not feel this is a Zoning issue. Food Trucks will be defined. Permits would

need to be obtained and certificate of inspections from Cook County Health provided. Food prep license need to be shown.


- Street Line-As the zoning ordinance is explored this may be deleted.
- Trailer Camp or Park- Definition will be deleted
- Truck Parking Area Yard- 8000 pounds will be eliminated.
- Video Gaming Café- definition deleted.
- Fines- Should not be in the Zoning Ordinance
- Zoning Map- Should be done every year. Coloring equates with district. The Village Engineer, Mr. Cainkar's office will be asked for address definitions.

Chapter 2:

- Lots- future questions
 - Overhang eaves- Side yard requirements are 5 ft. IRC needs to be looked at and this needs to be discussed more.
 - 10-2-3-A-1-F- Fences-This does not comply with current Ordinances. - No decisions made.
 - 10-2-3-A-1-G- Fences located and ingress/egress- Need to be discussed more. Mr. M. Struve explained there is nothing in the Code that specifies separation between main structure and a swimming pools. 6500 Kimball is going to be looking for a Variance for the fence requirement and a swimming pool. Overhead electric cannot go over a pool.
 - Mr. Piccolo will redo this section from a Fences Section and Swimming Pool Section.
 - 10-2-7- Occupancy Requirements Table- Table will be taken out
 - 10-2-3-C- Mr. Piccolo would like engineer to add a drawing and define street line. Refer to Village Engineer.
- Signs: Definitions will be defined. Christmas Lights will be eliminated. Temporary can be defined if wanted. Sign interpretation are very confusing to Mr. Tholotowsky and Mr. M. Struve when people call with questions. Mr. Piccolo will explore other communities and come back with suggestions. Definitions are lacking from sign Ordinances. Illustrations may be needed into this section. Inventory of signs.

Mr. Piccolo is going to review all the changes talked about today. Mr. Piccolo asked for the next meeting to be on Thursday, March 26, 2020 at 10:00.

Consensus to close the meeting at 12:27 p.m.

Signed: 
Stephanie Gardner, Village Clerk